

## Development Standards Committee

October 17, 2018 at 5:00 p.m.

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, John A. Brown, Bob Adams, Brian Boniface (arrived at 5:14 p.m.) and Arthur Bredehoft

Members Absent: None

Staff Present: Neslihan Tesno, Kim McKenna, Sharlene Novak and Danielle Allen

Legal Counsel: Bret Strong (arrived at 5:40 p.m.)

**I. Welcome/Call Meeting to Order.**

Vice Chair Robert Heineman called the meeting to order at 5:01 p.m.

**II. Consideration and action regarding the minutes of the meeting of September 19, 2018.**

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the September 19, 2018 minutes as presented. The motion passed; Brian Boniface was not present for the vote and John Anthony Brown abstained.

**III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to**

551.071, Texas Government Code.

No action was taken on this item.

**IV. Reconvene in Public Session.**

No action was taken on this item.

**V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.**

Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items B, C, E, F, G, I, K, L, N and O. Item D was withdrawn and Items H and M were tabled. It was moved by John Anderson and seconded by Robert Heineman to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 4-16, 18-24, 26, 27, 29, 30, 32-35. Items 17 and 28 were reviewed by the Committee. Item 25 was withdrawn and Item 31 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the items on the Residential Summary List as presented. The motion passed unanimously.

**VI. Consideration and Action of the Commercial Applications and Covenant Violations.**

**A. Variance request for a proposed fenced-in dog run that is located on an easement.**

Texas VOA Elderly Housing/ Harvestwood Apartments

4550 South Panther Creek Drive

Lot 0390 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a presentation noting the location of the dog run, the specifications and the proximity to the adjacent properties and pathway. The committee deliberated on the concerns regarding visibility and use. It was then moved by Robert Heineman and seconded by Bobb Adama to approve the fenced in area for the purposes of a dog play area for the residents of Harvest Wood Apartment complex on the following conditions:

- No signage has been approved with this improvement. Any signs installed in the area, must be submitted for review and action prior to fabrication and installation.
- No lighting has been approved with this improvement. Any signs installed in the area, must be submitted for review and action prior to fabrication and installation.
- Owner must maintain area in good order and repair, including but not limited to routine and consistent waste disposal and clean-up of the grounds.
- Owner must maintain existing vegetation to screen the view from adjacent tracks and the pathway and add additional screening along the fence line closest to the pathway, to screen the improvement and visibility toward the pathway. Consider a hedge or similar landscaping running along the fence.
- Approval by this committee does not constitute approval by any other entity or easement holder. It is the owner's responsibility to obtain those approvals and improvements may be subject to removal.
- Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

- B. Variance request to replace four existing monument signs, two of the signs exceed the maximum number of tenant panels allowed, and one advertises the fuel station, which is considered an advertisement of a products available.

CENTRO NP HOLDINGS 12 SPE LLC/Windvale Shopping Center

9420 College Park Drive

Lot 0500 Block 0490 Section 0046 Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- All monument signs are to be reconditioned to a like-new appearance. Stone work and base are to be power-washed and formal irrigated landscaping is to be maintained at all times.
- A variance has been approved to permit Signs A & C as 4 panel type due to the proximity to higher speed roadways and the need for additional visibility. Sizes as proposed are approved.
- No additional tenant names are approved at this time. All future tenant panels require the review and approval of the Development Standards Committee prior to fabrication and installation.
- Signs A and D are not to have an address indicated. Sign C is permitted to include the address as indicated.
- Panels are to be routed aluminum painted Saddle Brown with white acrylic backing. Monument panel to be installed fit and flush with no visible gaps or fasteners.
- Revised sign specifications complying with the conditions must be submitted and staff will verify compliance prior to the issuance of the permit. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- C. Consideration and action for the proposed concept plans to add a drive thru area for a future tenant.

Black Forest Woodlands Holdings LLC

4524 Research Forest Drive

Lot 6010, Block 0051, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- Preliminary and Final drawings indicating the full scopes of work including, but not limited to, elevations drawings, floor plans, landscaping, irrigation and site work alterations. Additionally, please include a construction activity plan, any site lighting or exterior building lighting changes (including a photometrics study with fc readings to the extents of the property lines with light fixture cut-sheets).
- A signage must be submitted for review and written approval by The Community Standards Committee. Owner must contact Ken Anderson and Associates for signage submission.
- Must Comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- D. Consideration and action for the proposed clearing plan for the development of Residential Section 20 of Lake Woodlands East Shore.

The Woodlands Land Development Company/ Lake Woodlands East Shore

Lot 6620 Block 0547 Section 0067 Village of Town Center

This item was withdrawn from the agenda.

E. Variance request for the existing benches and patio seating that includes umbrellas with logos.

Orange Leaf

6777 Woodlands Parkway

Lot 0500 Block 0592, Section 0999 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- Revise the positioning of the table sets so that they do not encroach on the adjacent tenant storefront area (European Wax Center)
- No logos shall be displayed on chairs, tables, bench or umbrellas.
- Tenant must maintain a clear ADA accessible walkway around and to entry. Provide final approval from Registered Accessibility Specialist (RAS).
- Tenant has two (2) benches at the exterior of the store front. Landlord must approve these as a standard bench design for the center, or Orange Leaf must replace benches to meet a landlord elected design, or remove benches altogether.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

F. Variance request for trees that were removed in the forest preserve and the proposed removal of two dead trees.

Forest Lodging Group LLC/ La Quinta

26873 Interstate 45

Lot 0220 Block 0350 Section 1000 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- Owner must grind the existing stumps to grade and cover with mulch or remove stumps entirely and maintain landscaping in good order.
- Complete removal of dead trees is approved on the condition the owner replant trees in accordance with the Commercial Planning and Design Standards for the purposes of reforestation.
- Owner must contact Covenant Administration staff at least 48 hours prior to removal of the dead trees to ensure staff can be on site to evaluate removal and location of tree replacements.
- Additionally, staff to coordinate with owner regarding areas of the forest preserve that require reforestation in accordance with the Standards. Tree replacements should be in the forest preserve.
- Allow the owner additional time to comply with the conditions of approval in regard to reforestation and stump grinding. Allow 6 months to complete the conditions of approval. If further time is needed, the owner must submit a request for a time extension to be review by the plan review committee or it's designee no later than April 16, 2019.

The motion carried unanimously.

G. Consideration and action for the proposed outdoor patio seating that includes a planter border.

Blue Door Coffee

21 Waterway Avenue

Lot 2629 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- Patio furniture table and chairs are approved. No other furniture or patio items are approved at this time (i.e. umbrellas).
- Proposed planters to form a wall barrier for patio are disapproved at this time.
- No logos shall be displayed on chairs or tables.
- Tenant's water feature is not operational. Repair as necessary to restore operation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- H. Consideration and action for the installation of walkways, to comply with American's with Disabilities Act that will require the removal of trees in existing landscaped areas.

Columbia Texas 2408 Timberloch Industrial LP  
2408 Timberloch Place

Lot 0320 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to table the item. The motion carried unanimously.

- I. Consideration and action for the proposed replacement of landscaping located in the storefront walkway Shops at Pinecroft

1440 Lake Woodlands Drive

Lot 8300 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- Recommend Conditional Approval with "Purple Dixie" ground cover and Coreopsis seasonal flowers.
- Irrigation repairs to be completed to adequately water landscape beds on a regular basis.
- Landscape beds are to be maintained in good health at all times. No portion of the landscape beds shall be bare at any time.
- Must Comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- J. Consideration and action for the exterior renovation that includes, the addition of windows, a new door entrance a color change and a freestanding ATM kiosk with canopy.

JBD Partners LP/Chase Bank

9590 Six Pines Drive

Lot 9013 Block 0599 Section 0999 Village of Town Center

This item was reviewed by the full committee. The staff provided a presentation noting the area in which the modifications would occur, and the modifications submitted as a result of the Community Standards Committee recommendation. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to allow the proposed renovations that includes, the addition of windows, a new door entrance a color change and a freestanding ATM kiosk with canopy with the following conditions:

- Submit a material board for all modified painting and materials.
- Modify the proposed parking area striping by extending the landscaped beds to deter parking, provided the landscape beds are designed with a crushed gravel base to allow for proper drainage. The irrigation is extended from the existing beds to irrigate the modified area, a landscaping plan for final review and would prefer native ground cover.
- Existing stone base is to remain and is not to be painted.
- ATM wainscot stone veneer to match existing building stone base.
- Signage on the exterior ATM is approved as submitted and is not to be internally illuminated.
- The staff can review the final submission to ensure compliance with the committee's conditions of approval.
- Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried. Walt was not present for the vote.

- K. Consideration and action for the proposed addition of a slab with new equipment and antennas to the existing cell tower.

Crown Castle GT CO LLC - Sprint

1090 Lake Front Circle

Lot 0901 Block 0599 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- New equipment to be installed on new tower mounting rack and new utility bridge at the ground level from tower to equipment cabinet.
- New equipment cabinet slab not to exceed 10' x 10' in area.
- New hybrid optic cable to be concealed inside the tower.
- Equipment not to exceed the current height of existing equipment.
- New grounding rods not to interfere with existing equipment grounding rods for other carriers.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

L. Consideration and action for the proposed addition of antennas to the existing cell tower.

Crown Castle GT CO LLC - Verizon

6800 Research Forest Drive

Lot 0100 Block 0101 Section 0047 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- New equipment to be installed on existing tower mounting rack and existing utility bridge at the ground level from tower to cabinet room.
- New hybrid optic cable to be concealed inside the tower
- Equipment not to exceed the current height of existing equipment.
- Equipment above fence-line is not permitted to be finished in color unless required by regulatory code.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously

M. Consideration and action for the addition of a generator at an existing cell tower location.

The Woodlands Land Development LP

9611 Woodlands Parkway

Lot 0150 Block 0078 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to table the item. The motion carried unanimously.

N. Consideration and action for the proposed building sign and window vinyl graphics.

North Woods Endocrinology

10333 Kuykendahl Road

Lot 0150 Block 04999 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to approve on the following conditions:

- The building sign as submitted shall not exceed a combined total height of 1'-11".
- Building sign shall be mounted along a "centerline" that is centered through signs "Northwest Oral Surgery" and "Memorial Herman Sports Medicine & Rehabilitation". Center building sign horizontally between "decorative diamonds".
- All proposed window graphics shall be placed together on the right side-lite window adjacent to the entry door or on the entry door. But must not be placed on both. Owner must revise and resubmit to show all graphics on window or door.
- DBA registration must be provided within 60 days of this written conditional approval for signage. Failure to provide DBA registration may result in the removal of tenant's signage at the tenant's expense.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

O. Consideration and action for the construction of a masonry dumpster enclosure.

BBVA Compass Bank

8100 Research Forest Drive

Lot 0500 Block 0257, Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Robert Henieman to to approve on the following conditions:

- Per The Woodlands Standards, The design, materials, textures, and colors of the enclosure must be architecturally compatible with those of the building.
- Materials considered for enclosure construction shall include “red” brick, light stucco and clear anodized aluminum.
- Screening devices must be of a height at least equal to that of the materials or equipment being screened.
- All refuse must be properly contained within refuse containers located and screened so as not to be visible from any street or from an adjoining site.
- Dumpster enclosure shall be screened by shrubs on the side exposed to the interior of the site.
- Provide construction drawings to The Woodlands Township for review and written approval prior to construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

## **VII. Consideration and Action of the Residential Applications and Covenant Violations.**

1. Variance request for conceptually proposed new home construction that will exceed the maximum living area allowed and will encroach into the seven-foot side building setback as established by the Neighborhood Criteria for the lot and includes a driveway that will exceed the maximum width allowed.

Mary Ross Custom Homes

7 Crinkleroot Court

Lot 13, Block 01, Section 19 Village of Grogan’s Mill

This item was reviewed by the full committee. The staff provided the committee with a presentation noting the proposed new home construction and the previous home approved on the lot. Mary Ross was present to address the committee. The committee discussed the design and overall specifications to the proposed new home construction. John Anderson shared concerns in regards to the design of the side elevation. It was then moved by Brian Boniface and seconded by John A. Brown conditionally approve the submitted new home construction with the following conditions:

- i. Tree Protection Fencing must be provided for tree protection and must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
- ii. Temporary Security Barrier must be installed and maintained in compliance with the International Residential Code any properties with an existing swimming pool, spa or pond, to be installed during demolition and through new construction.
- iii. The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.
- iv. Erosion and Debris Containment perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction. Fencing must be applied around the perimeter of the property.
- v. The Construction Hours of Operation must occur during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to Monday through Friday: 7 a.m. to 6 p.m. Weekends and Holidays: 9 a.m. to 6 p.m. The Plan Review Committee or it’s designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.
- vi. Landscape Plan and drainage plans should be submitted for review and final action and should be sealed by a Landscape Architect / Civil Engineer or submitted with the same level of details as you would find on a sealed plan. The staff will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
- vii. All New Home Construction must be completed, including a final inspection report no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed

the owner must file an extension of time to be reviewed by the Plan Review Committee or its designee, 90 days prior to the completion date and must provide the following documentation.

- viii. All improvements must meet code and pass final inspection.
- ix. A complete set of plans including foundation and framing must be sealed and submitted prior to the issuance of the permit.
- x. Approval by this committee does not constitute approval by any additional entity, such as the County, it is the owner's responsibility to obtain those approvals.
- xi. The Committee identified concerns with the design of the driveway and made recommendations on how to modify the matter. As a result, they informed the owner they recognize concern with the design of the driveway and would not be receptive to future variance request for driveway widening, due to the objectib to mdofy the design during the nitial new home construction permitting.

The motion carried. John Anderson abstained from the vote.

- 2. The proposed new home will be located beyond the 40-foot front building setback as established by the Neighborhood Criteria for the lot. The proposed driveway would be located within the 50-foot Texas Intrastate Pipeline Easement and five-foot side easement, all of which are not in keeping with the Standard.

Guy Lewis and Tobie Craig

2915 E Wildwind Circle

Lot 27, Block 10, Section 12 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a presentation noting the proposed new home construction and the previous home approved on the lot. The owners and neighbor were present to address the committee. It was then moved by Brian Boniface and seconded by Arthur Bredehoft to conditionally approve the submitted new home construction with the following conditions:

- i. Tree Protection Fencing must be provided for tree protection and must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
- ii. Temporary Security Barrier must be installed and maintained in compliance with the International Residential Code any properties with an existing swimming pool, spa or pond, to be installed during demolition and through new construction.
- iii. The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.
- iv. Erosion and Debris Containment perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction. Fencing must be applied around the perimeter of the property.
- v. The Construction Hours of Operation must occur during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to Monday through Friday: 7 a.m. to 6 p.m. Weekends and Holidays: 9 a.m. to 6 p.m. The Plan Review Committee or its designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.
- vi. Landscape Plan and drainage plans should be submitted for review and final action and should be sealed by a Landscape Architect / Civil Engineer or submitted with the same level of details as you would find on a sealed plan. The staff will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
- vii. All New Home Construction must be completed, including a final inspection report no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed the owner must file an extension of time to be reviewed by the Plan Review Committee or its designee, 90 days prior to the completion date and must provide the following documentation.
- viii. All improvements must meet code and pass final inspection.
- ix. A complete set of plans including foundation and framing must be sealed and submitted prior to the issuance of the permit.

- x. Approval by this committee does not constitute approval by any additional entity, such as the County, it is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

3. Request for approval of a yard sign.

Jennifer and Katie Tolar

23 Twisted Birch Place Court

Lot 8, Block 1, Section 3 Village of Indian Springs

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. Also a number of neighbors in favor of the sign attended and voiced their approval. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the sign as allowed by the Sign Standards for a period of 120 consecutive days. Upon expiration of 120 days the sign must be removed or a new application submitted by the homeowner. The motion passed unanimously.

4. Variance request for a proposed fence that exceeds the maximum allowed height.

Brian and Jennifer J Ware

99 North Hawkhurst Circle

Lot 10 Block 2, Section 93 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed fence. It must match the height of the rear fence and the two front panels must be wrought iron. The fence must meet code and pass inspections. The motion passed unanimously.

5. Variance request for a proposed fence that exceeds the maximum allowed height.

Jon J. and Amanda L Carlson

74 Trellis Gate Street

Lot 21 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

6. Variance request for a proposed fence that exceeds the maximum allowed height.

George Paul and Julina R Book

70 Trellis Gate Street

Lot 22 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

7. Variance request for a proposed fence that exceeds the maximum allowed height.

Mary Frances Hamsa

66 Trellis Gate Street

Lot 23 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

8. Variance request for a proposed fence that exceeds the maximum allowed height.

Charles R Adams III

62 Trellis Gate Street

Lot 24 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

9. Variance request for a proposed fence that exceeds the maximum allowed height.

Nicholas Gerard Wolda



58 Trellis Gate Street

Lot 25 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

10. Variance request for a proposed fence that exceeds the maximum allowed height.

Julie K. Manley

54 Trellis Gate Street

Lot 26 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

11. Variance request for a proposed fence that exceeds the maximum allowed height.

Nicolas J. and Melanie C. Knapik

78 Sunlit Grove Street

Lot 20 Block 2 Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed fence. It must meet code and pass inspections. The motion passed unanimously.

12. Variance request for a proposed patio cover with integrated wall, summer kitchen, fire pit, seat and that does not respect the 25 foot rear building setback.

David J and Elisa Kokowsky

47 Nocturne Woods Place

Lot 12, Block 1, Section 44 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed patio cover, wall, summer kitchen, firepit and seat. They must meet code and pass inspections. The homeowner must maintain existing evergreen vegetation for screening. The motion passed unanimously.

13. Variance request for an existing fence that does not meet the Development Criteria for Section 55 Alden Bridge.

Andrew B. and Dawn G Hendricks

31 Ivy Garden Street

Lot 19 Block 3 Section 55 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the fence as submitted. The motion passed unanimously.

14. Variance request for an existing driveway extension and walkway that do not respect the left side five foot easement. Driveway extension also encroaches slightly on to neighbor's property and walkway is not at least one foot from the fence.

Dalal O Murgai

102 South Knights Crossing Drive

Lot 5 Block 1, Section 81 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the driveway extension and walkway. Any portion of paving on the adjacent property must be removed. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

15. Variance request for an existing interior fence that does not have an approved fence design.

Cristian Salvador Andreola

10 Chippewa Trail

Lot 24, Block 4, Section 3 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the interior fence. The homeowner must plant and maintain evergreen shrub(s) to screen to the street. Vegetation must be a least 4 feet tall at the time of planting. The motion passed unanimously.

16. Variance request for an existing deck that does not respect the side five foot easement.

Blakely A and Michael H Cook

2 Mission Bend Place

Lot 44, Block 1, Section 18 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the deck as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

17. Variance request for existing landscape borders that exceed the height allowed in the easement, a pond and waterfall that do not respect the side five foot easements. Additionally, the artificial turf is not an approvable ground cover.

George Gitzendanner and Rita Pereira

14 Sunny Oaks Place

Lot 16 Block 2, Section 9 Village of College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the artificial turf, landscape border and waterfall and pond as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

18. Appeal of the planting conditions for a pet barrier.

Jonathan and Alisha Strife

38 Estherwood Place

Lot 26 Block 02, Section 99 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to grant the appeal; planting on the right side in front of the gate will not be required. The motion passed unanimously.

19. Request for approval of a summer kitchen and fireplace.

Jeremy and Myra Rock

18 Mercutio Court

Lot 6, Block 1, Section 54 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the summer kitchen and fireplace. They must meet code and pass inspections. The motion passed unanimously.

20. Request for approval of a driveway widening.

Keens Owino

11 Bay Chapel Court

Lot 8 Block 1, Section 3 Village of Harper's Landing at College Park

This item was withdrawn by the homeowner.

21. Consideration and action to pursue legal action for outstanding Covenant violations.

Gulnara Roberson

14 Nila Grove Court

Lot 60, Block 2, Section 3 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

22. Consideration and action to pursue legal action for outstanding Covenant violations.

Joshua Lee & Nicole Bradley

97 West Night Heron Place

Lot 13, Block 1, Section 2 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing dead vegetation from yard, removing debris from public view, removing and storing the trash and recycle carts out of public view and removing trailer to comply with the Standards) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

23. Consideration and action to pursue legal action for outstanding Covenant violations.

Xiuya Feng & Bojin Chen

114 East Sterling Pond Circle

Lot 59, Block 3, Section 3 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and remove dead vegetation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

24. Consideration and action to pursue legal action for outstanding Covenant violations.

Troy K Dixon

38 East Gaslight Place

Lot 1, Block 1, Section 26 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging

the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

25. Consideration and action to pursue legal action for outstanding Covenant violations.

Matthew W Froemsdorf & Yvonne Y Vuong  
18 Lufberry Place  
Lot 6, Block 2, Section 12 Village of Creekside Park West  
This item was withdrawn prior to the meeting.

26. Consideration and action to pursue legal action for outstanding Covenant violations.

Julio H & Laura M Gaitan  
2 Raindance Court  
Lot 10, Block 3, Section 11 Village of Harper's Landing at College Park  
This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and remove dead vegetation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

27. Consideration and action to pursue legal action for outstanding Covenant violations.

Joshua Kaufman  
30 Tidwillow Place  
Lot 30, Block 2, Section 2 Village of Creekside Park West  
This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by planting and maintaining evergreen vegetation to soften impact to left neighbor) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

28. Consideration and action to pursue legal action for outstanding Covenant violations.

Melanie R Ketner  
103 South Millport Circle  
Lot 65, Block 1, Section 40 Village of Alden Bridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner attended the meeting and addressed the committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to set a 30 day deadline for the homeowner to plant three 30 gallon native trees as required by his pool permit. Failure to comply will result in staff pursuing legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The

letter will include notice that failure to correct these (by planting and maintaining three 30 gallon native trees on lot) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

29. Consideration and action to pursue legal action for outstanding Covenant violations.

Donal L & Shelli R Larson

66 Elm Willow Court

Lot 19, Block 1, Section 2 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and removing or submitting applications for the detached patio cover, paving, arbor in rear yard and trellis located adjacent to the driveway) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

30. Consideration and action to pursue legal action for outstanding Covenant violations.

Dongfang Lin & Jinbiao Liu

63 Genesee Ridge Drive; 77385-3685

Lot 16, Block 1, Section 11 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and remove dead vegetation and by removing or submitting an application and obtaining approval for the satellite dish) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

31. Consideration and action to pursue legal action for outstanding Covenant violations.

Brett N & Kimberly McDaniel

6 Ebony Oaks Place

Lot 33, Block 1, Section 56 Village of Sterling Ridge

This item was resolved prior to the meeting.

32. Consideration and action to pursue legal action for outstanding Covenant violations.

Gaston Ochoa Meza & Ana E Deochoa

11 Tiburon Court

Lot 8, Block 5, Section 7 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing the dead trees) will

result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

33. Consideration and action to pursue legal action for outstanding Covenant violations.

Ahmed Mohamed

39 North Rocky Point Circle

Lot 26, Block 2, Section 5 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

34. Consideration and action to pursue legal action for outstanding Covenant violations.

Miguel A & Nery Morales

3 Hebburn Court

Lot 20, Block 3, Section 3 Village of Creekside Park West

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing or screening the doghouses and equipment/material/supplies from view of the street and neighboring properties) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

35. Consideration and action to pursue legal action for outstanding Covenant violations.

Afton & Ashley McNierney-Moore

34 Shallowford Place

Lot 19, Block 1, Section 11 Village of Creekside Park West

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by planting and maintaining dense evergreen vegetation at least 6 feet tall at the time of planting to screen storage shed) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

36. Consideration and action to in regard to existing violations on the property for parking on a non-hard surface area.

Adam and Bertha Tilghman

180 South Hollylaurel Circle  
Lot 1, Block1, Section 16 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by John Anderson and seconded by Arthur Bredehoft to have staff contact the owner to investigate the possibility of adding a driveway border or widening; if that is not acceptable to the homeowner, staff is to pursue legal action. The motion passed unanimously.

37. Variance request for an existing fence that exceeds the maximum height allowed and was built with construction side facing out.

Sherwood Stewart

51 Tapestry Forest Place

Lot 13 Block 1, Section 8 Village of Grogan's Forest at College Park

This item was tabled at the homeowner's request.

38. Consideration and action to determine if a patched roof is considered a violation of the Standards.

Raul Lizardo and Liliana Hernandez

94 Wood Manor Place

Lot 34 Block 1, Section 12 Village of Grogan's Forest at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and a neighbor were present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Brian Boniface to have the homeowner repatch the roof with a more compatible color shingle. The motion passed unanimously.

39. Appeal of the planting conditions for a pool and possible Consideration and Action to pursue legal action for outstanding Covenant violations.

Gurjeet Jauhar

99 East Black Knight Drive

Lot 4 Block 4, Section 77 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft as follows:

TREE – The homeowner must replant and maintain one 30 gallon native tree.

POOL EQUIPMENT – The homeowner must remove the dead shrubs, and plant and maintain at least 2 additional evergreen shrubs at least 3-4 feet tall between the pool equipment and the side property line.

POOL SCREENING – Approved as planted.

If the above conditions have not been met within 30 days, the Committee also voted to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by planting and maintaining one 30 gallon native tree and by screening pool equipment with vegetation from view of street and adjacent properties with dense native evergreen vegetation and be at least 3 feet tall at the time of planting) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

40. Variance request for a driveway extension that will exceed the maximum width allowed.

L. Bert and Georgette Williams

18 English Heather Place

Lot 59 Block 1, Section 3 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by John A. Brown and seconded by Brian Boniface to approve a maximum of 16 foot wide driveway with 18 inch borders on both sides. The borders must be of a

contrasting design as existing driveway, addition may not extend past the side of the garage. The motion passed unanimously.

41. Variance request for a tree removal that does not meet the conditions for removal per the Standards.  
Labib and Oxana Arafat  
6 Teakwood Place  
Lot 33 Block 1 Section 82 Village of Alden Bridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to disapprove the proposed tree removal. The Committee suggested the homeowner consider root barriers or having the driveway leveled. The motion passed unanimously.
42. Variance request for a driveway extension that is not in keeping with neighborhood character and may have neighbor impact.  
Christy Tucker  
11 South Sage Sparrow Circle  
Lot 7, Block 3, Section 11 Village of Creekside Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the proposed driveway widening. The motion passed unanimously.
43. Variance request for a proposed attached patio cover with integrated summer kitchen, fireplace and paving that does not respect the 20 foot rear setback  
Neal B. and Michaela C. King  
83 North Bethany Bend Circle  
Lot 1 Block 3 Section 36 Village of Alden Bridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the patio cover, summer kitchen, fireplace and paving. The homeowner must add additional vegetation to screen the structure and lessen impact to the rear neighbor. Vegetation must be evergreen trees or shrubs at least 7 feet in height at time of planting. The homeowner must also plant and maintain one 30 gallon tree. Staff will recheck in 120 days. The improvements must meet standard conditions and pass inspections. The motion passed unanimously.
44. Request for a variance for existing shade sails that are not architecturally compatible to the dwelling and may impact neighborhood character.  
Ziad Alan Egap  
42 Winter Thicket Place  
Lot 26, Block 1, Section 28 Village of Creekside Park West  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Brian Boniface to table this item. Staff will supply the Committee with samples of previously approved sail shades. The motion passed unanimously.
45. Request for Variance for patio cover and summer kitchen that do not respect the five foot side easement. Additionally, a request for appeal of planting conditions for the existing patio cover and summer kitchen.  
Cuauhtemoc Garcia  
118 Lindenberry Circle  
Lot 42, Block 1, Section 27 Village of Creekside Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the encroachment of the patio cover and summer kitchen. The homeowner must remove or relocate the security flood lights (and shield and point them



downward in the new location. Recessed lights must be set in further, recess and soffit lights should be shielded. The homeowner must install a screen on the side of the patio cover; staff will review the design and color. The Committee recommends the owner communicate with their neighbor regarding the camera. Compliance must be complete within 30 days. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

46. Consideration and action to pursue legal action for outstanding Covenant violations.

Cuauhtemoc T & Juanita M Garcia  
118 Lindenberry Circle  
Lot 42, Block 1, Section 27 Village of Creekside Park  
No action was taken on this item.

47. Request for variance for an existing fence stain that is not an approvable color.

Patrick Darjon  
74 North Pinto Point Circle  
Lot 45, Block 1, Section 12 Village of Creekside Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present at the meeting and addressed the committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to conditionally approve the fence stain with screening. Staff will review to determine the location of the needed screening. Screening must be evergreen shrubs at least 6 feet tall at time of planting. The motion passed unanimously.

48. Variance request for a proposed fence relocation was considered incompatible with the neighborhood character and may have negative neighbor impact,

Sean Easton  
211 Rockwell Park Blvd  
Lot 1, Block 9, Section 33 Village of Creekside Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present at the meeting and addressed the committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to conditionally approve the fence. The gate is to start 1 foot from the dwelling; after the gate the fence needs to be 45 degree angle to property line post to original location of fence. The fence must meet code and pass inspections. The motion passed unanimously.

**VIII.** Consideration and Action regarding contractor compliance and deposit fees.

This item was reviewed by the full Committee. It was moved by John Anderson and seconded by Brian Boniface to impose a \$5000 compliance deposit on each future project submitted by Custom Patio Structures due to repeated violations of the Standards. This requirement will remain in force until further notice. The motion carried unanimously.

**IX.** Consideration and Action adopting the current Building Code.

This item was tabled prior to the meeting.

**X.** Consideration and Discussion regarding enforcement of the DSC action related to prohibiting variances for window and door vinyl graphic and prohibiting review for and Residential or Commercial Properties with existing violations.

Staff asked the committee to clarify the previous rulings: staff is allowed to approve window graphics that comply with the Standards and in addition properties with existing violations will not be reviewed by the DSC until the violation is cured.

**XI.** Consideration and Discussion concerning the Neighborhood Criteria in the Village of Alden Bridge.

It was moved by Arthur Bredehoft and seconded by Walt Liesiewski to table this item. The motion carried unanimously.

**XII. Public Comments**

There were no public comments.

**XIII. Member Comments**

John A. Brown asked staff to have the attorney contact the Longspur attorney in regard to a current light issue. John Anderson asked staff to remind RDRCs and staff to be aware of limiting access to back yards when requiring plantings for screening.

**XIV. Staff Reports**

There were no staff reports.

**XV. Adjourn**

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Brian Boniface made the motion and Arthur Bredehoft seconded. The meeting was adjourned at 8:36p.m.



DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/17/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
MICHELLE McLANE	9400 COLLEGE PARK DRIVE WINDVALE SHOPPING CENTER	B
MARY ROSS	MARY ROSS - OWNER - CONTRACTOR -	1
Eli Kravetz	Neighbor	3
Mark + Nycki Sorensen	Owner	C
Surjeet & Janhvi	Owner	39
Jhanita Garcia	owner	45
Cuauhtemo Garcia	Owner	40
Diana Khany	Chase	J
Bruce Pooky	Chase	J
Matt Cragun	Chase	J

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/17/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Neal King	Owner	43
MARK A. RALPH	ARCHITECT	J
Joy Martina Swearingen	neighbor	2
RAUL J. LUZARDO	NEIGHBOR	30
Bunny McLeod	Broker for Owner	J
William Bingman	11 Sunbeam Place TW 77381	3
Markisha Mitchell	43 Laurelhurst Cir	3.
Cory Patton Absent by Deputies	47 Architecture. Wood Park	1
MARY BRANSON	Neighbor	3
BRANDI SCOTT	Neighbor	3

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/17/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Thomas KETNER	owner	28
Laura Brewer	neighbor	3
Andrea Yang	Woodlands resident	3
Oxana Oratoff	owner	41
Randy Wilkin	neighbor	38
Jennifer Majors Baca	Neighbor	3
Michelle Easton	owner	48